

ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

MEMORANDUM

Date: April 4, 2007
To: Keith MacVean
Planning Commission
From: Alice Christenbury
Land Development Services
Subject: Rezoning Petition No. 2007-050, 9535 Old Dowd Rd.

General Site Plan Requirements

The EPM Land Development Services Division has reviewed the site plan submitted in connection with the subject rezoning petition and has the following comment.

- Add the following note to the rezoning site plan and/or related rezoning documents:

"The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply."

- The possibility of wetlands and/or jurisdictional streams has been determined. Please add a note to the plans that reads:
- "Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers."
- Contact John Geer for any questions at 704-336-4258.
- All remaining trees need to be preserved to meet tree ordinance requirements for single family development. Minimum 10% of site required to be tree save. Street trees are also required at 40-50 ft spacing on all new streets and must be in a min 6 ft wide planting strip, or behind the sidewalk.
- Existing private streets, if intended to be converted to public streets, will need to be reconstructed or modified according to the direction of CDOT and Engineering. Streets would need to meet the standards of the Charlotte Land Development Standards Manual.
- Rezoning plans have been updated to show potential BMP locations. Please add the following note to the conditional plan; "Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points."

- We request that any revisions or changes be submitted to the Land Development Division.
- After zoning approval, pre-submittal meetings are available to discuss specific requirements.

Should you need additional information, contact Matthew Anderson at (704)336-7923.

CC: Site Inspector Chris Johnson

NOTE: Preliminary (rezoning petition) comments are based on conceptual and/or preliminary drawings and project information.